



## PLANNING COMMISSION

The Planning Commission meets the first and third Wednesday of the month at 7:00 p.m. in the City Council Chambers. All meetings are open to the public. Speakers are asked to complete a "Speaker Information" card (available at the meeting) and deposit it in the box at the podium. No new items will be discussed after 11:00 p.m. If there are items remaining they will be heard at the next regular meeting.

General Plan Amendments, Zone Changes and Variances require a public hearing before the Planning Commission and the City Council. They will automatically be submitted to City Council for hearing approximately 45 days after the Planning Commission hearing.

Actions of the Community Development Director or Planning Commission may be appealed by the applicant, City Council, City Manager, or other interested parties by filing a written notice of appeal along with the required appeal fee with the City Clerk within 15 days of the action.

Staff reports are available for review at the Community Development Department, Civic Center Main Library and the City Clerk's Office. Questions or concerns may be directed to Planning Manager Gregg Lodan at 310.618.5990. Agendas and Minutes are posted on the City of Torrance Home Page [www.torrnet.com](http://www.torrnet.com).

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in this meeting, please call 310.618.5990. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.  
[28CFR 35.102-104 ADA Title II]

### HOURS OF OPERATION

Monday through Friday from  
7:30 a.m. to 5:30 p.m.

Offices are closed alternate Fridays.

City Hall will be closed  
Friday, August 4, 2006

## CITY OF TORRANCE PLANNING COMMISSION

CITY COUNCIL CHAMBERS  
CITY HALL, 3031 TORRANCE BOULEVARD  
TORRANCE, CALIFORNIA 90503

WEDNESDAY, AUGUST 2, 2006  
7:00 P.M.

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**"You spent the summer with Zane Grey? I don't  
remember ever seeing you before. I happen to be Zane  
Grey."**

**~Zane Grey~**

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### AGENDA

1. CALL TO ORDER
2. FLAG SALUTE
3. ROLL CALL / MOTIONS FOR EXCUSED ABSENCE
4. MOTION TO ACCEPT AND FILE REPORT ON POSTING OF AGENDA
5. APPROVAL OF MINUTES:
6. REQUESTS FOR POSTPONEMENTS

ROLL CALL: \_\_\_\_ Browning \_\_\_\_ Busch \_\_\_\_ Drevno \_\_\_\_ Gibson \_\_\_\_ Horwich \_\_\_\_ Uchima \_\_\_\_ Chairperson Faulk

**7. TIME EXTENSIONS**

**8. CONTINUED HEARINGS**

- A. PRE06-00010: TRACY UNDERWOOD (RON BALLESTEROS)  
Planning Commission consideration of a Precise Plan of Development to allow the construction of first and second story additions to an existing two story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 3208 Carolwood Lane. (Res. No. 06-080)

**9. WAIVERS**

- A. WAV06-00010: RICK AND BELINDA BATTAGLINI (GREG SCHEIDER)  
Planning Commission consideration of a Waiver to allow a reduction in the front facing driveway requirement in conjunction with a new front facing garage and additions to an existing one story single family residence located on property in the Hillside Overlay District in the R-1 Zone at 5005 Paseo De Pablo. (Res. No. 06-089)
- B. WAV06-00011: DONALD L. THUOTTE (JUAN AND ELIZABETH GUTIERREZ)  
Planning Commission consideration of a Waiver to allow a one story residence to exceed the height limit for a one story residence in conjunction with one story additions, interior remodeling and a roof deck on property located in the R-1 Zone at 5336 Via Del Valle. (Res. No. 06-090)

**10. FORMAL HEARINGS**

- A. CUP06-00012, DIV06-00010: STEVE KAPLAN (WARD STREET PARTNER, LP)  
Planning Commission consideration of a Conditional Use Permit to allow the construction of two detached condominium units and a Division of Lot for condominium purposes on property located in the R-2 Zone at 24414 Ward Street. (Res. Nos. 06-091, 06-092)
- B. PRE06-00012: ERIC EARHART  
Planning Commission consideration of a Precise Plan of Development to allow first and second story additions to an existing two-story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 115 Via La Soledad. (Res. No. 06-093)

- C. EAS06-00002, MOD06-00003, (CUP04-00043, PRE04-00037, DVP04-00007), WAV06-00007: SUNRISE SENIOR LIVING (CHERYL VARGO/SUBTEC)

Planning Commission consideration for adoption of a Negative Declaration and approval of a Modification of previously approved entitlements including a Conditional Use Permit (CUP04-00043), Precise Plan of Development (PRE04-00037), and a Development Permit (DVP04-00007) to allow modifications to the building height and placement and a Waiver to allow retaining walls that are more than five feet in height in conjunction with the construction of an assisted living facility located on property in the Hillside Overlay District of the Hawthorne Boulevard Corridor Specific Plan Walteria and Hospital Medical Districts at 25535-25557 Hawthorne Boulevard. (Res. Nos. 06-094, 06-095)

- 11. RESOLUTIONS**
- 12. PUBLIC WORKSHOP ITEMS**
- 13. MISCELLANEOUS ITEMS**
- 14. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS**
- 15. LIST OF TENTATIVE PLANNING COMMISSION CASES**
- 16. ORAL COMMUNICATIONS FROM THE PUBLIC**
- 17. ADJOURNMENT**